

PRELIMINARY TO RECORDING

NARRATIVE:

—THIS SURVEY WAS CONDUCTED IN SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., IN ORDER TO ESTABLISH STATE OWNERSHIP BOUNDARIES IN SAID SECTION 16, FOR THE PURPOSE OF A LARGE PARCEL LAND DIVISION. SEE LEGAL DESCRIPTION FOR EXISTING DNR OWNERSHIP ENCUMBRANCES AND FOR LARGE PARCEL DIVISION LEGAL DESCRIPTIONS.

—A SURVEY BY ROATS ENGINEERING PERFORMED IN SECTION 16 ON 5/14/1976 SUBDIVIDED ALL OF SECTION 16. DURING THE COURSE OF THIS SURVEY ROATS SET MOST OF THE INTERIOR AND EXTERIOR SUBDIVISIONAL CORNERS RELATIVE TO STATE OWNERSHIP. SEE VOLUME 5 PAGE 139 OF SURVEYS.

—ON THE FACE OF THE ROATS RECORD OF SURVEY IT WAS DETERMINED THAT THE COORDINATE PUBLISHED FOR THE SOUTH QUARTER CORNER WAS IN ERROR. THE MEASURED VALUES ON THE GROUND HOWEVER MATCH THOSE ON THE FACE OF THE PLAT.

—THE VALUE OF THE NORTH QUARTER CORNER AND IT'S RELATIVE MEASURED VALUES USED TO SUBDIVIDE THE SECTION MISSES THE TIED VALUE BY S 20° 19' 05" E — .99 FT. THE SUBDIVISION AND SUBSEQUENT MONUMENTATION PERFORMED BY ROATS FITS WELL WITHIN THE ACCEPTABLE LIMITS FROM THE DIMENSIONS ON THE FACE OF THE PLAT.

—CONSIDERING THE METHODS USED AT THE TIME OF THE ROATS SURVEY, THE VALUES SHOWN ON THE SURVEY FILED IN VOLUME 5, PAGE 139 WERE ACCEPTED AND USED TO DEVELOP THE NEW PARCEL CORNERS SET AT THE TIME OF THIS SURVEY.

—THE SURVEY MAP SHOWS THE CORNERS THAT WERE SET, TIED AND TESTED OR CALCULATED PER THE ROATS SURVEY STATED ABOVE.

—THE DEPARTMENT OF NATURAL RESOURCES IDENTIFIES THE AFORE MENTIONED ENCUMBRANCES FOR CONVENIENCE AND INFORMATIONAL PURPOSES ONLY AND MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, ASSOCIATED WITH THIS PROPERTY.

—THAT SURVEY RECORDED IN JUNE OF 1976 IN VOLUME 5 OF SURVEYS PAGE 139 UNDER AUDITOR'S FILE NUMBER 1135923, RECORDS OF KITSAP COUNTY, WASHINGTON STATE, REVEALS EXISTING FENCE LINES WHICH MAY INDICATE POSSIBLE BOUNDARY CONFLICTS.

—THE FOLLOWING ARE THE PROPOSED NEW LEGAL DESCRIPTIONS OF THE LAND DIVISION IN SECTION 16, T 27 N, R 2 E, W.M. KITSAP COUNTY, WASHINGTON STATE. HEREINAFTER REFERRED TO AS PARCELS A (NORTH), B (SOUTH) AND C (WEST). SEE PAGE ONE OF THE FINAL MAP OF THIS SURVEY.

—THE AFORE MENTIONED ENCUMBRANCES MAY AFFECT THESE NEW LAND DIVISIONS IN PART OR IN WHOLE AS PORTIONS THERE OF MAY BE INCLUDED.

—A PORTION OF PARCEL B DESCRIBED AS BEING THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE EAST 495 FEET OF THE NORTH 1290 FEET AND ROADS, IS BELIEVED TO HAVE BEEN BASED ON A THEORETICAL GOVERNMENT QUARTER-QUARTER SECTION AND A LITERAL 30 FEET FOR ROAD ON THE SOUTH OF THE LITERAL 495 FEET ALONG THE EAST SIDE OF THIS QUARTER-QUARTER SECTION. THIS ASSUMPTION IS SUPPORTED BY MONUMENTATION FOUND AT THE TIME OF THIS SURVEY HAVING BEEN SET BY ROATS ENGINEERING IN 1976, SEE SURVEY IN VOLUME 5 OF SURVEYS PAGE 139. THE APPARENT ROATS INTERPRETATION IS ACCEPTED BY THIS SURVEY.

PARCEL A (NORTH)

—THE N1/2 OF THE NE1/4 AND THE N1/2 OF THE SW1/4 OF THE NE1/4 OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, KITSAP COUNTY, WASHINGTON STATE, ACCORDING TO OFFICIAL U.S. GOVERNMENT SUBDIVISION PROCEDURES.

PARCEL B (SOUTH)

—THE S1/2 OF THE SW1/4 OF THE NE1/4, THE S1/2 OF THE NE1/4 OF THE SW1/4, THE NW1/4 OF THE SE1/4, THE SE1/4 OF THE SE1/4, AND THE NE1/4 OF THE SE1/4 EXCEPT THE EAST 495 FEET OF THE NORTH 1290 FEET OF SAID NE1/4 OF THE SE1/4, OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, KITSAP COUNTY, WASHINGTON STATE, ACCORDING TO OFFICIAL U.S. GOVERNMENT SUBDIVISION PROCEDURES.

PARCEL C (WEST)

—THE E1/2 OF THE NW1/4, THE SW1/4 OF THE NW1/4 AND THE N1/2 OF THE NE1/4 OF THE SW1/4 OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, KITSAP COUNTY, WASHINGTON STATE, ACCORDING TO OFFICIAL U.S. GOVERNMENT SUBDIVISION PROCEDURES.

DESCRIPTION OF DNR MANAGED FOREST LAND

—THE NORTH HALF OF THE NORTHEAST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE SOUTH HALF OF THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER EXCEPT THE EAST 495 FEET OF THE NORTH 1,290 FEET AND ROADS, OF SECTION 16, TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M., ACCORDING TO OFFICIAL U.S. GOVERNMENT SUBDIVISIONAL PROCEDURES, SITUATED IN KITSAP COUNTY, WASHINGTON STATE.

SUBJECT TO/TOGETHER WITH:

—AN EASEMENT FOR RIGHT OF WAY FOR COUNTY ROAD GRANTED TO KITSAP COUNTY ON JULY 31, 1925 UNDER FILE NUMBER 50—CR1119 FOR AN INDEFINITE TERM.

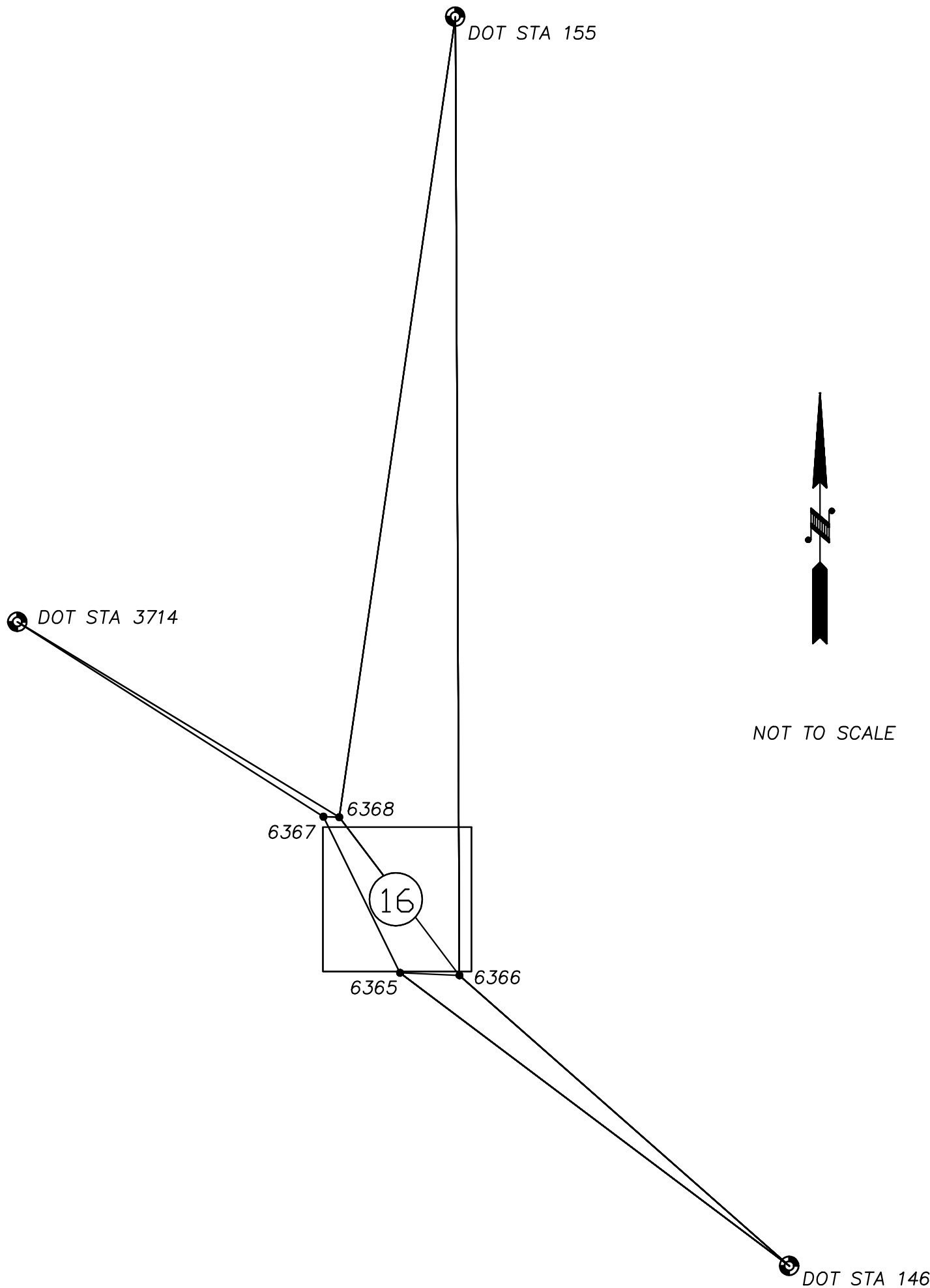
—AN EASEMENT FOR RIGHT OF WAY FOR COUNTY ROAD GRANTED TO KITSAP COUNTY ON JULY 21, 1952 UNDER FILE NUMBER 50—CR2063 FOR AN INDEFINITE TERM.

—AN EASEMENT FOR RIGHT OF WAY FOR COUNTY ROAD GRANTED TO KITSAP COUNTY ON OCTOBER 21, 1991 UNDER FILE NUMBER 50—CR3291 FOR AN INDEFINITE TERM.

— AN EASEMENT FOR RIGHT OF WAY FOR TELEPHONE SWITCH GRANTED TO PACIFIC TELECOM INC. ON SEPT. 4, 1992 UNDER FILE NUMBER 50—052950 FOR TERM SET TO EXPIRE ON SEPT. 30, 2022.

—COMMERCIAL LEASE ISSUED TO KITSAP RIFLE AND REVOLVER CLUB UNDER FILE NUMBER 60—072245 FOR A TERM TO EXPIRE JULY 31, 2005.

—AN EASEMENT FOR RIGHT OF WAY FOR ROAD GRANTED TO LYNN AND MARLENE BARNETT UNDER FILE NUMBER 50—072255 FOR A TERM TO EXPIRE SEPT. 30, 2019.



GPS CONTROL DIAGRAM.

"HANSVILLE SUB" SURVEY
SEE SHEETS 1 FOR SURVEY MAP.

HANSROS1.DWG

<p>AUDITOR'S CERTIFICATE</p> <p>FILED FOR RECORD THIS _____ DAY OF _____, 2004.</p> <p>AT _____ M. IN BOOK _____ OF SURVEYS AT PAGE _____</p> <p>AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES.</p> <p>_____ KITSAP COUNTY AUDITOR</p> <p>_____ AUDITOR'S FILE NUMBER</p>		<p>SURVEYOR'S CERTIFICATE</p> <p>THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES</p> <p>IN _____ SEPTEMBER _____, 2004.</p> <p>_____ LARRY B. PEDERSON, PLS</p> <p>38032 CERTIFICATE NUMBER</p>		<p>LARRY B. PEDERSON STATE OF WASHINGTON REGISTERED PROFESSIONAL LAND SURVEYOR EXPIRES 9/26/2006</p>		<p>A SURVEY IN SECTION 16 TOWNSHIP 27 NORTH, RANGE 2 EAST, W.M.</p> <p>STATE OF WASHINGTON DEPARTMENT OF NATURAL RESOURCES</p> <p>LAND SURVEY SECTION—P.O. BOX 47060 OLYMPIA, WASHINGTON 98504—7060 (360)902—1206</p>		<p>FIELD CREW: _____ PEDERSON, GASCHE & HEURING</p> <p>FIELD BOOK: _____</p> <p>CALC'D. BY: _____ HAZLITT</p> <p>DRAWN BY: _____ LARRY PEDERSON, PLS</p> <p>CHECKED BY: _____ LARRY PEDERSON, PLS</p> <p>SHEET _____ 2 OF 2</p> <p>F.M.# 1422</p>	
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